



# Bedford/Hartwell Complete Streets Project

Select Board – Planning Board  
Joint Meeting July 26, 2021



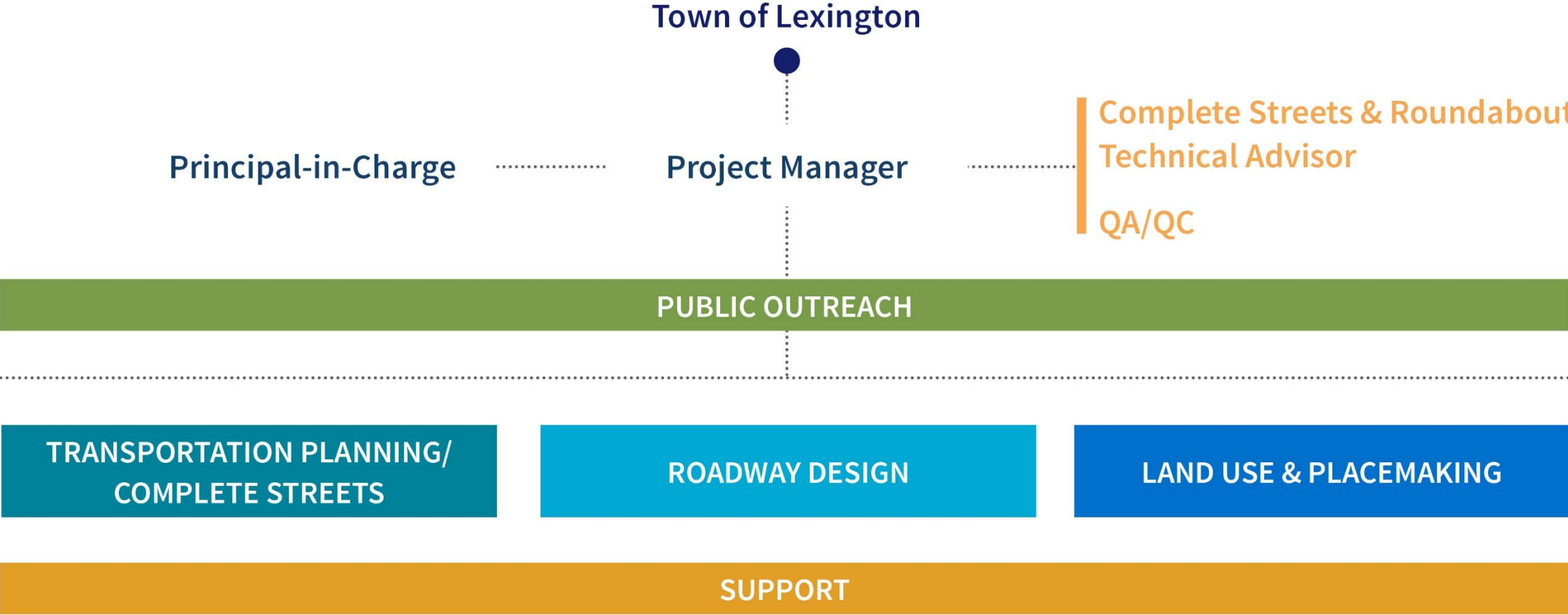


# Agenda

- Introduction to the VHB Team
- Project Study Area
- Project Overview
- Project Schedule & Deliverables
- Public Involvement Plan
- Work Complete to Date
- Discussion
- Next Steps



**Project Team**





# Project Study Area



# Study Area





# Project Overview

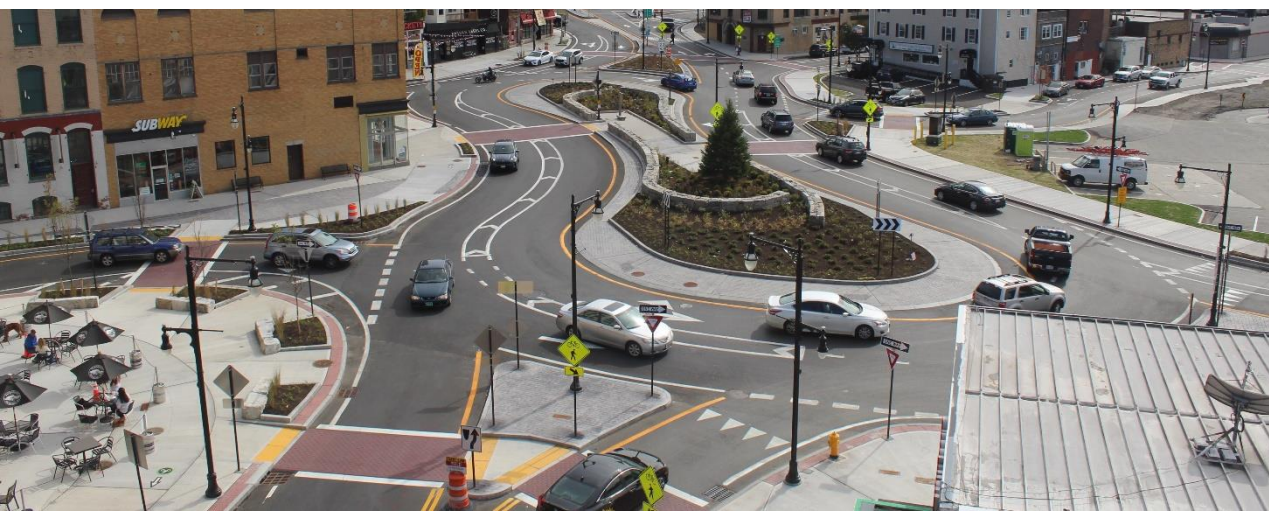




Considerations across Hartwell Ave



Complete Streets  
Design Development





# Traffic

- Collect traffic/bike/ped/transit data
  - COVID trends and influence to traffic modes
- Safety
- Access management
- Development of future conditions
  - Land use changes
  - Traffic technology—adaptive systems, transit priority, autonomous vehicles





# Complete Streets Design Development

- Healthy transportation policies
- Alternative configurations
- Engineering directives
- Federal funding eligibility
- 25% design development
  - Constructability
  - Temporary traffic controls
  - Right-of-way impacts



# Safety

- Roadway safety audit
- Improved access management
- Full pedestrian crossings at strategic locations and complete accommodations
- Separated bicycle facilities?
- Pedestrian/Bicycle conflicts in addition to vehicle conflicts





# Context Sensitivity

- Design roadway to meet character of neighborhood
- Contextual design
- Streetscape and placemaking
- Stakeholder involvement
- Designing separate identities per roadway



Eldred Street



Wood Street



# Environmental

- Reduction of resource area impacts
- Avoid impacts to perennial stream floodplain
- Large trees along roadway
- Challenging grading and wetlands along Hartwell Ave (S)
- Opportunity for enhanced greenspace and green infrastructure





# Environmental Permitting

- State, and federal regulatory requirements
- Lexington Wetland Bylaw
- MassDEP Wetland Protection Act  
Notice of Intent
- MEPA Environmental Notification Form
- NEPA process
- National Park Service





# Parking and Transportation Demand Management

- Estimate the total parking supply needed to support both new development and existing Hartford/Bedford activity
- Determine complimentary pedestrian, bicycling, transit, and commuter incentive improvements to support townwide and complete street corridor goals.

## Step 1:

Identify expected parking **demand** from land redevelopment forecast



## Step 2:

Evaluate how **TDM** policies/programs, **infrastructure improvements**, and **shared parking** can reduce the demand for spaces



## Step 3:

Calculate the **supply** (number of parking spaces) that would be needed to accommodate demand



## Step 4:

Determine **how and where** to accommodate the calculated supply within the constraints of the corridor and through zoning requirements

# Transit

- Transit service assessment
  - MBTA, Lexpress
  - TMA shuttles: Middlesex 3, 128 Business Council
  - Performance measures
  - Stop amenities
- Transit improvement plan
  - Evaluate shuttle opportunities to additional rail connections to the east and north
  - Best practices across the country



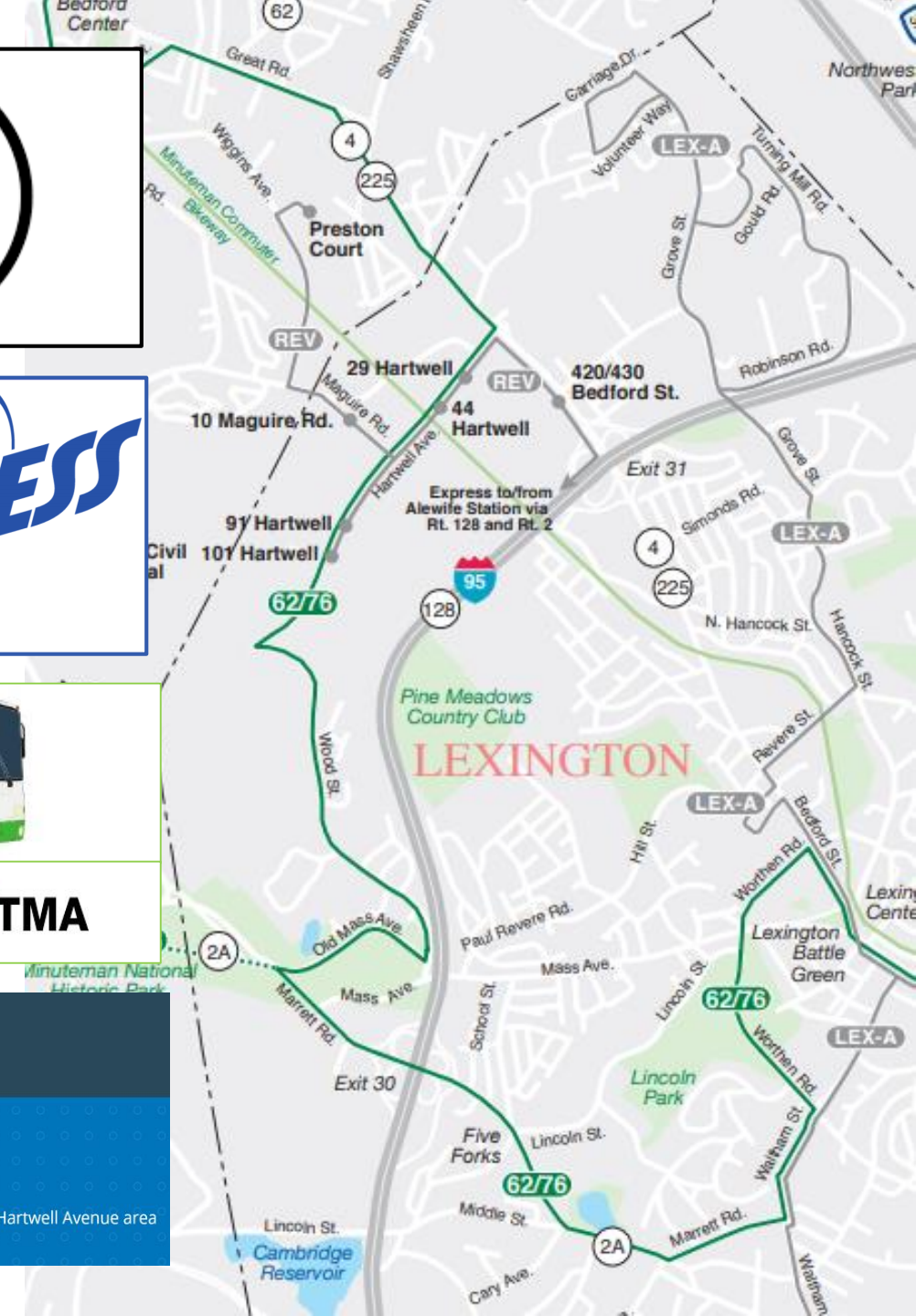
**Middlesex 3 TMA**

**128** 128 BUSINESS COUNCIL

**REV BUS**  
Hartwell Area Shuttle



Connecting Alewife Station to the Hartwell Avenue area of Lexington





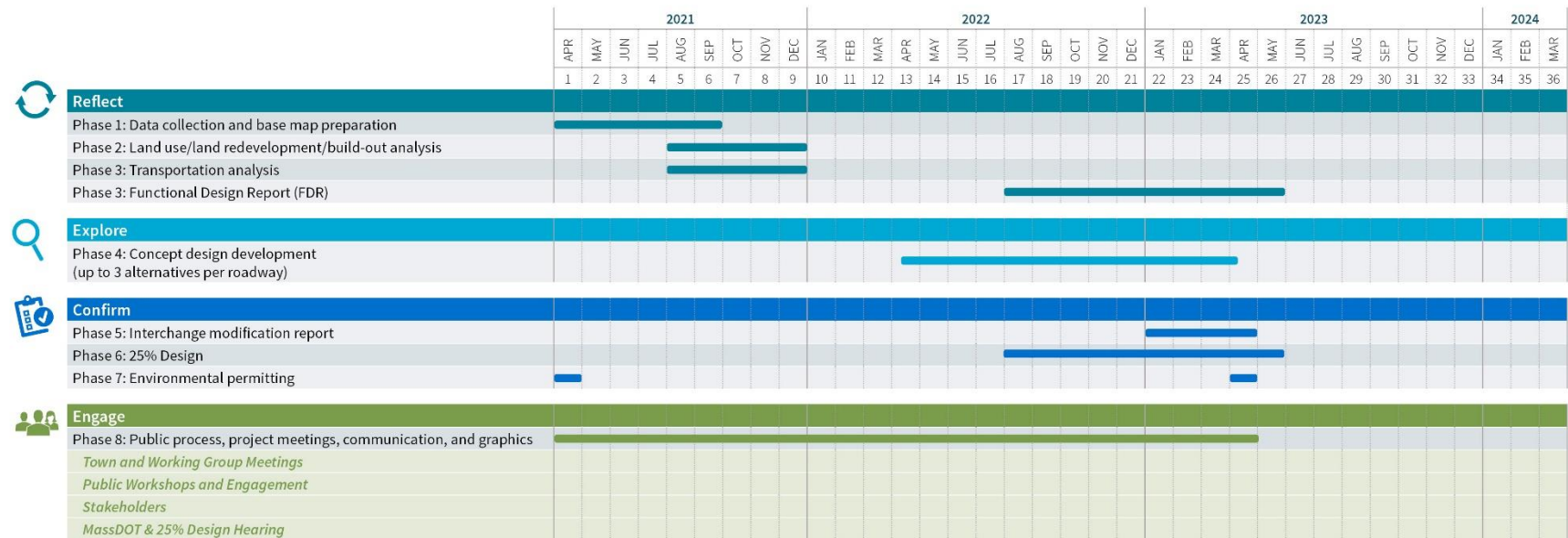
# Project Schedule & Deliverables



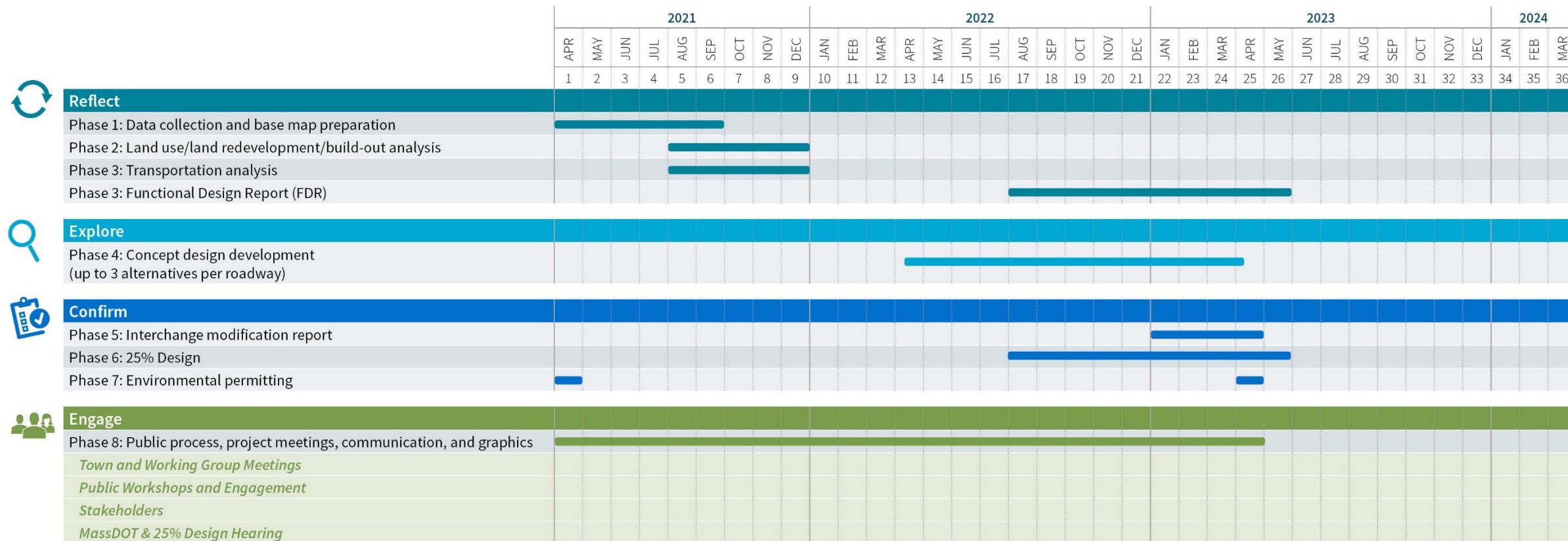
# Short term next steps August- October

- Base Map completion
- Wetland flagging
- Roadside Safety Audit
- Land Use Analysis
- Traffic Analysis
- Roadway alternatives
- Stakeholder Meeting #1
- Public Meeting #1
- Survey #1
- Virtual Meeting Room

Bedford Street/Hartwell Avenue Complete Streets Enhancement Project



## Bedford Street/Hartwell Avenue Complete Streets Enhancement Project





# Project Key Deliverables

- Base Map Preparation
- Existing and Future Traffic
- Alternatives
- Preferred Plan
- Land Use Buildout
- Public Involvement
- Working Group Meetings
- Stakeholder Meetings
- Online Public Survey and Virtual Meeting Room
- 25% Design
- Design Public Hearing

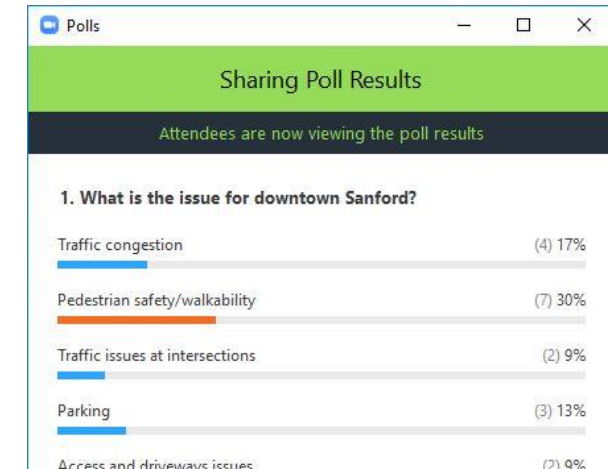
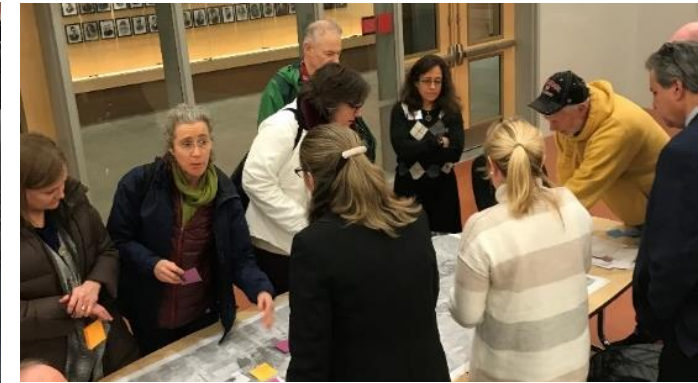


# Public Involvement Plan



# Public Outreach Events

- **Working Group Meetings:** 1 kickoff and 6 meetings for the phases:  
*Lexington Reflects, Explores and Confirms*
- **Project Virtual Meeting Room:** Available in September, will host project documents and available 24/7
- **Town Briefings for SB and PB:** 4
- **Stakeholder Outreach:** Two sets of discussions with area business, real estate, transportation and planning organizations to understand their goals and reactions to alternatives
- **Community Surveys:** 3 online to gather feedback on alternatives
- **Public Meetings:** 3 public meetings and 1 public hearing (25%) with MassDOT



# Building the Virtual Meeting Room

- Lobby
- Project Resource Station
- Existing Conditions
- Future Conditions
- Land Use
- Mapping Tools
- Reference to town's website and project page for additional information



Example Only



# Survey #1

Goal: Understand the issues and opportunities

- Character
- Streetscape
- Multimodal transportation
- Walkability
- Connectivity
- Parking

Hardcopy and Online formats

**Palmer Master Plan Public Survey #2: Action Prioritization**

The following survey seeks to obtain community feedback on the draft Actions crafted and approved by the Master Plan Steering Committee. An exception to this condition are the draft Actions for Public Health, which have been prepared by the Pioneer Valley Planning Commission (PVPC) but have not yet been reviewed and approved by the Steering Committee.

The draft Actions presented in this survey represent the culmination of what the Master Plan Steering Committee has heard from the public and other stakeholders throughout the planning process for the Master Plan - including, but not limited to, from the first public survey and several topic-based public meetings.

Thank you in advance for taking the time to fill out this important survey. While there is a lot to consider, we appreciate your input in helping the Steering Committee refine and prioritize Palmer's draft Actions. We ask that you complete this survey to the greatest extent possible.

**1. Please review the following draft Actions identified for the Land Use Element of the Palmer Master Plan. In doing so, we ask that you select/check the six (6) actions that you feel should have the highest priority in terms of what is critical to the success of the Town and what is highly desired by the community.**

☐ Prepare a "Zoning 101" guidebook that clearly lays out the Town's land use controls and processes. This guidebook should be readily available to the public and shared with potential developers. It can also be used as a reference by other Town departments, boards, and committees to ensure consistency in messaging, policies, and programs.

☐ Prepare a comprehensive inventory of vacant and underutilized properties within the Village Center Districts and Town Residential District to understand and prioritize development and adaptive reuse/redevelopment opportunities.

**North Main Street Road Diet Study – Phase II**

The Town of West Hartford is conducting the second phase of the North Main Street Road Diet Study. This phase will include additional work to evaluate a proposed road diet on North Main Street between Albany Avenue (Route 44) and Farmington Avenue. The project will also include a trial of the road diet starting as soon as practical after the completion of the North Main Street Bridge rehabilitation project. The road diet trial will occur for a duration of approximately six months. The purpose of the trial is to evaluate the road diet concept and determine if it is a success or failure.

Thank you in advance for participating in this survey, as it will identify community issues, opportunities and concerns related to the North Main study. To learn more about the study please visit [www.westhartford.gov/roaddiet](http://www.westhartford.gov/roaddiet).

\* Required

1. Do you live on any of the following roadways in the study area? \*

☐ Yes, on North Main Street

☐ Yes, on Mountain Road

☐ Yes, on Trout Brook Drive

☐ No, but a side street in the area of these roadways

☐ No

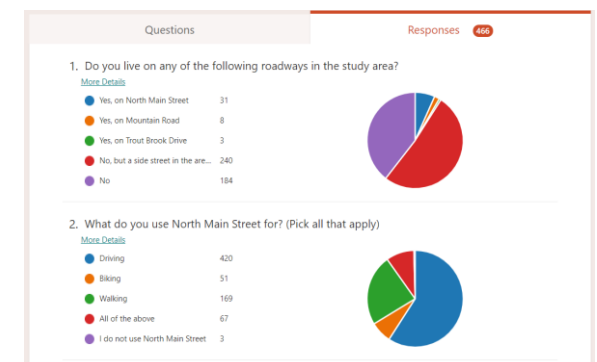
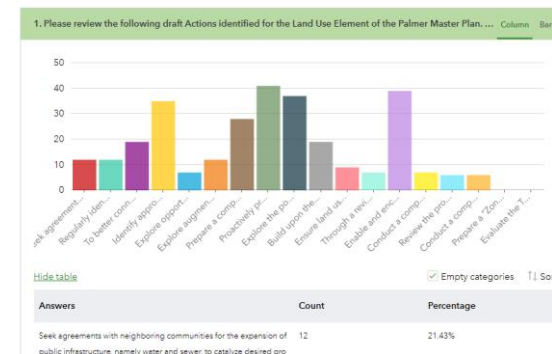
2. What do you use North Main Street for? (Pick all that apply) \*

☐ Driving

☐ Biking

☐ Walking

☐ All of the above



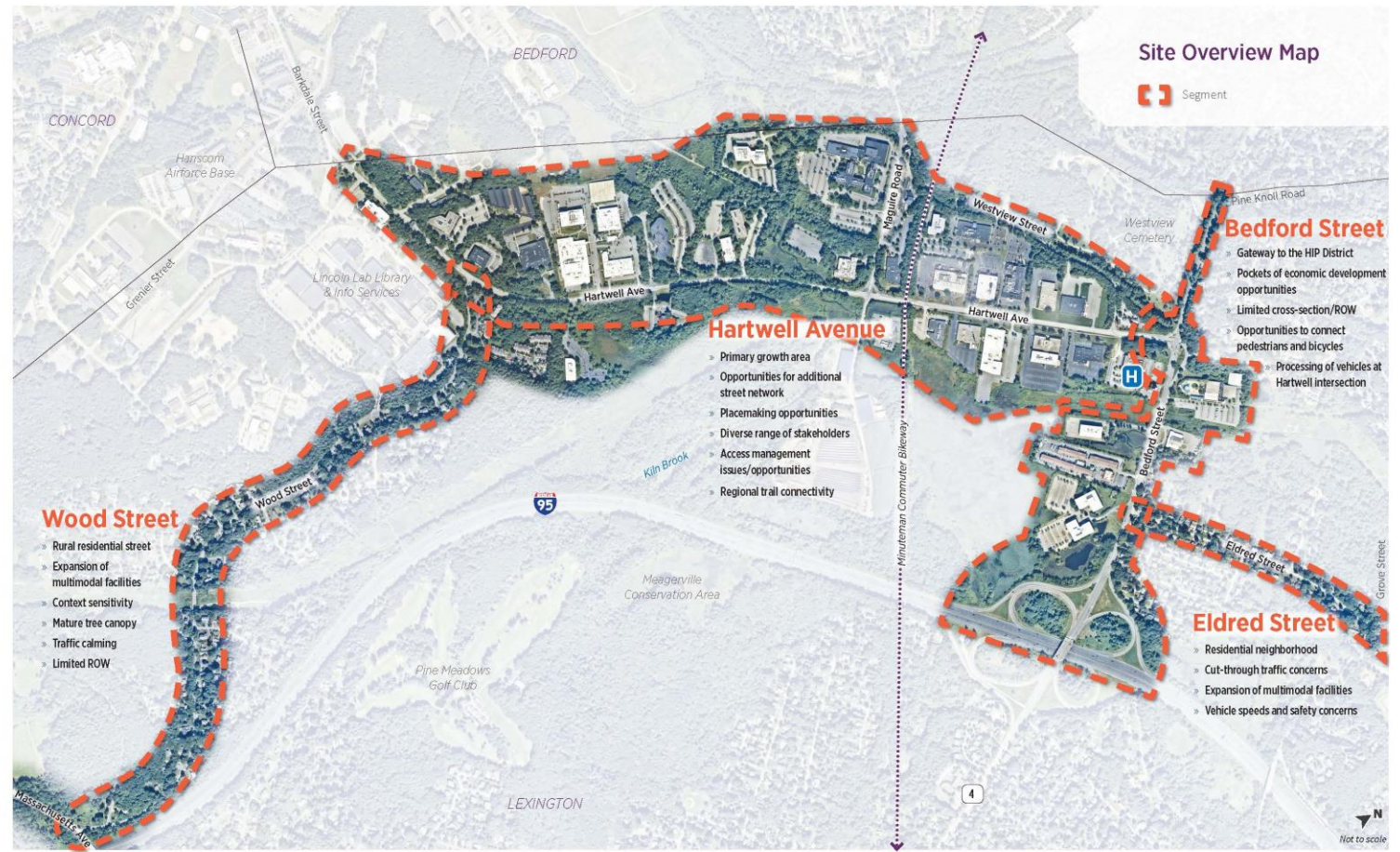


Work Complete to Date



# Traffic Analysis & Data Collection

- Repurpose Data
- Review of Prior Studies
- Meeting with MassDOT
- Existing Conditions Analysis
- Future Conditions Alternatives
  - Multimodal
- Parking Inventory



# Survey

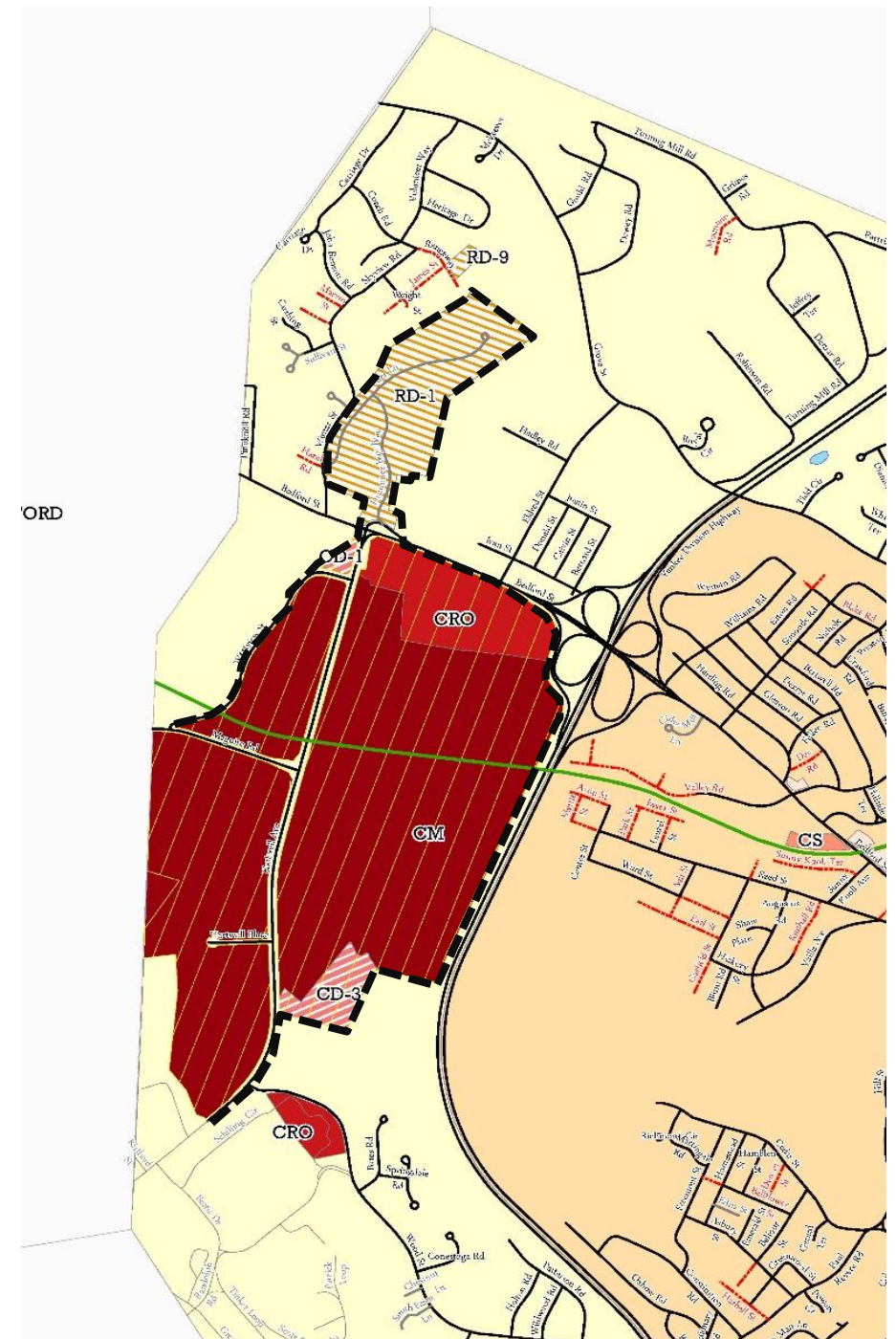
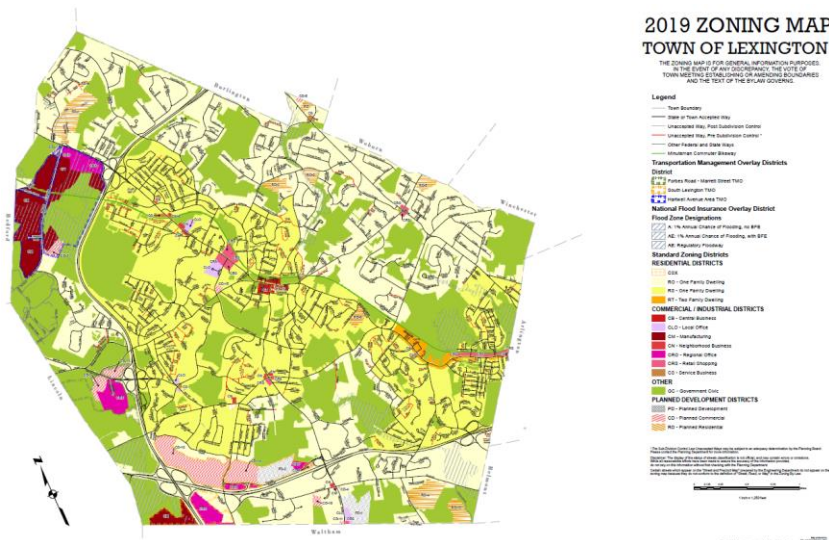
- Survey field work is complete
- Base mapping completion in August
  - Topography
  - Environmental (Wetlands)
  - Right of Way
- Informs transportation work
- Informs land use work
- Finalize project base maps





# Land Use – Buildout

- Prior Studies
- Recent Zoning Changes – CM District
- Land Use Mix
- Buildout Scenarios
- Coordination with Transportation Objectives



# Town Staff Kick-off Meeting April 15th

- Contract
- Scope of Services
- Schedule
- Project Goals
- Outline of PIP
- Communication and Project Branding
- Coordination and Transparency
- Work to date
- Next Steps



# Working Group: Kick-off Meeting May 17th

## Initial Observations

- Protect the sensitive nature of the area and wetlands
- Support more greening and greenspace
- Improve traffic flow and safety
- Improve conditions for pedestrians and bicyclists
- Provide better transit options
- Move traffic safely through intersections
- Focus on communication with stakeholders
- Coordinate with Bedford



# Discussion

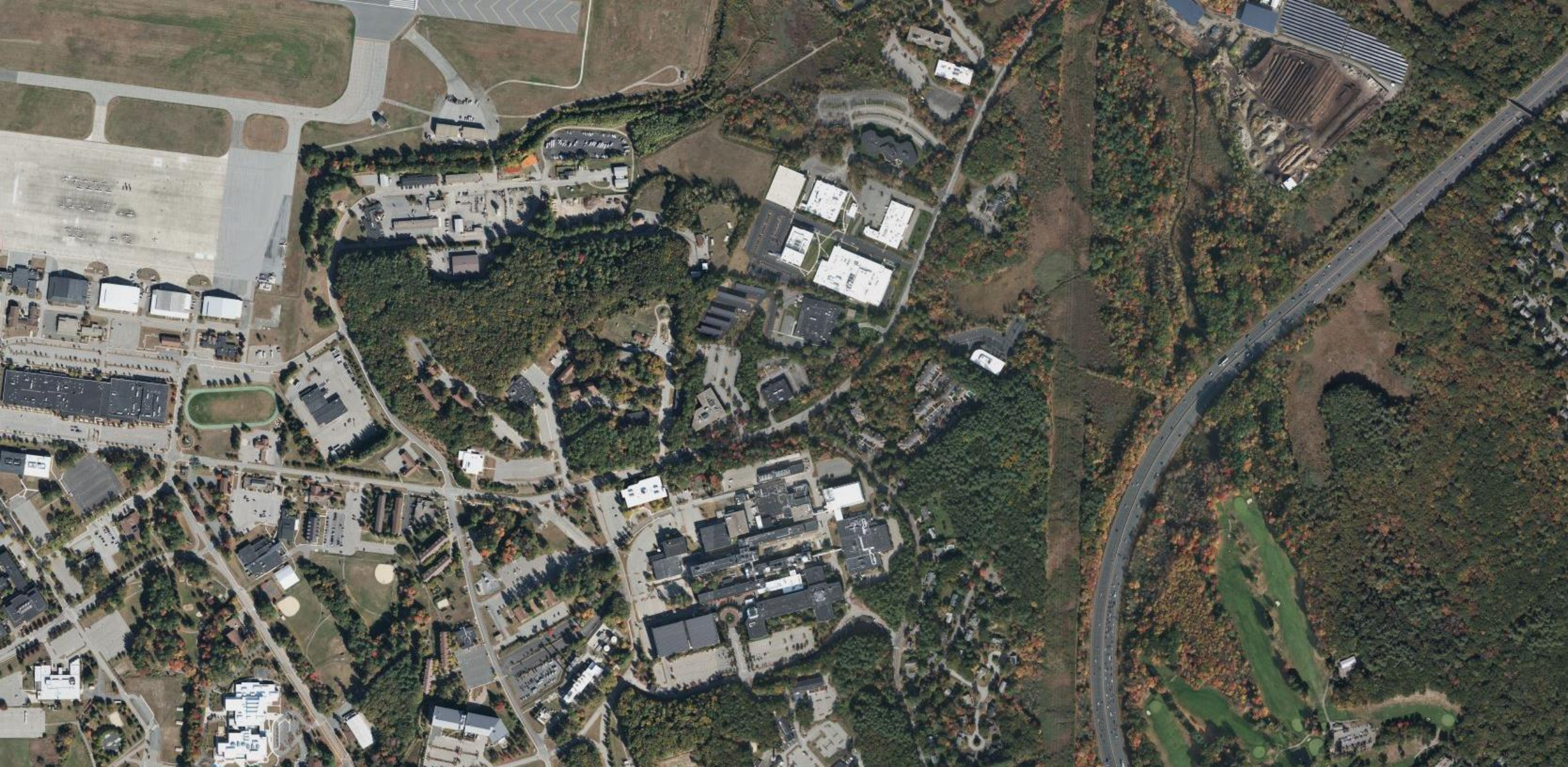




**Bedford/Hartwell/ Eldred(North)**

Existing Conditions

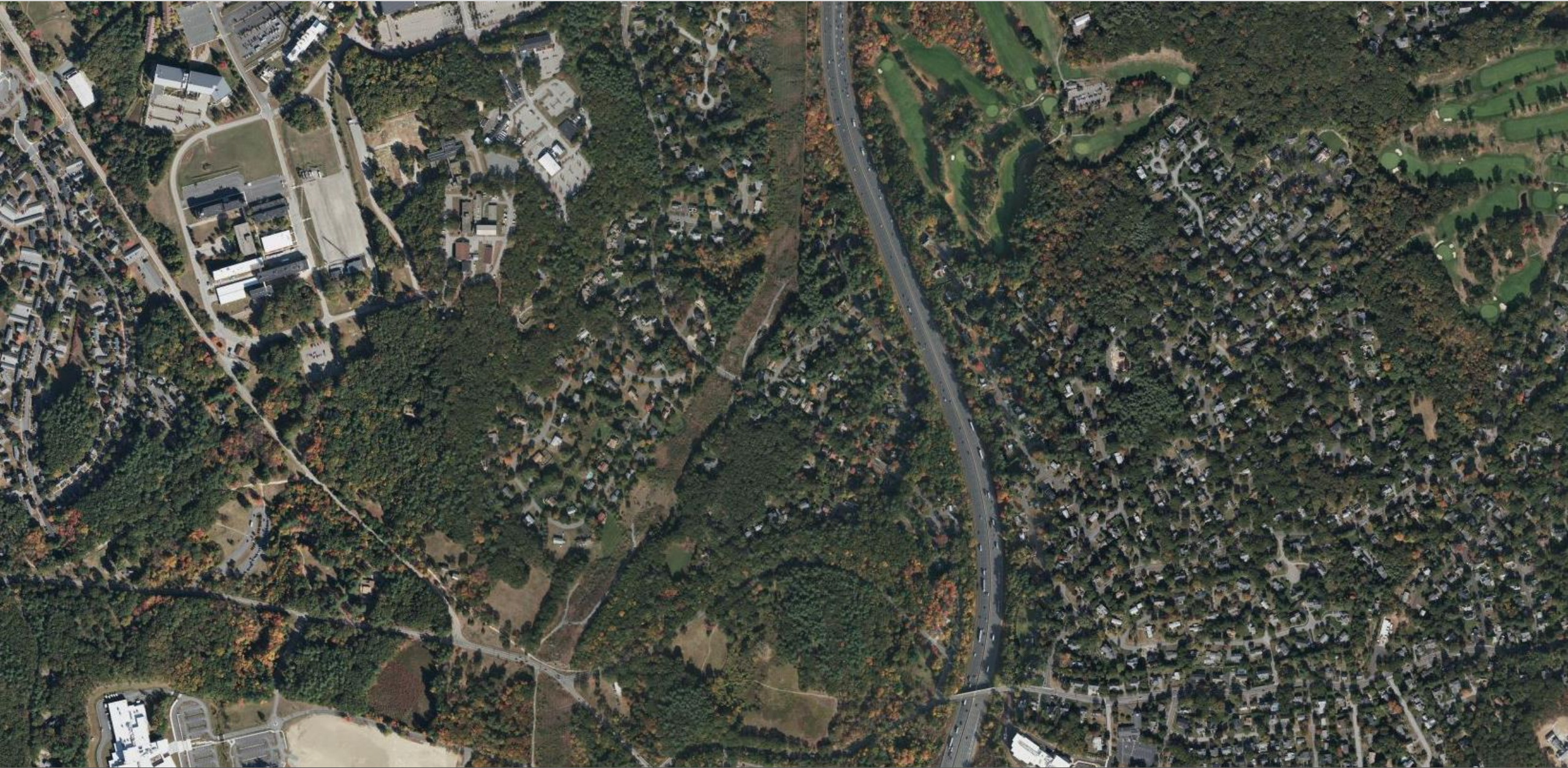




## Bedford/Hartwell (Mid)

Existing Conditions





## Bedford/Hartwell/Wood (South)

Existing Conditions





**Hartwell Avenue**  
Existing Conditions





**Bedford Street**  
Existing Conditions





**Wood Street**  
Existing Conditions







# Next Steps